

D.B. BRIDGFORTH, JR., Aug 7 10 43 AM '92
TRUSTEE,
GRANTOR

RECORDED 8-11-92
DEED BOOK 248
PAGE 197
W.E. DAVIS CH. CLK.

TRUSTEE'S DEED

TO

ERNEST E. SUTHERLAND,
GRANTEE

WHEREAS, on October 31, 1991, R.W. HUNTER, JR. and wife, HELEN HUNTER, executed a Deed of Trust to D.B. Bridgforth, Jr., Trustee for the benefit of Ernest E. Sutherland, Beneficiary, said Deed of Trust appearing of record in Real Estate Trust Deed Book 560, Page 223, in the office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, having requested the undersigned Trustee to execute the trust and sell said land and property for the purpose of raising the sums due thereunder together with attorney's fees, Trustee's fees, and expenses of said sale; and

WHEREAS, the undersigned Trustee in accordance with the terms of said Deed of Trust and the laws of the State of Mississippi, did advertise said sale in the DeSoto Times, a newspaper published in the City of Hernando, State of Mississippi, on the following dates: July 15, 1992, July 22, 1992, July 29, 1992 and August 5, 1992; which is more fully shown by the original proof of publication which is attached hereto as Exhibit "A" and made a part hereof as if fully copied herein; and by posting on the 9th day of July, 1992, a copy of said Notice on the bulletin board of the Courthouse of DeSoto County, Mississippi, in Hernando; and

WHEREAS, on the 6th day of August, 1992, at the East door of the County Courthouse of DeSoto County, Mississippi, at Hernando, between the hours of 11:00 o'clock A.M. and 4:00 o'clock P.M., I, D.B. Bridgforth, Jr., the undersigned Trustee, did offer for sale

at public outcry and did sell to the highest and best bidder for cash, the following described land and property situated in the County of DeSoto, State of Mississippi, to-wit:

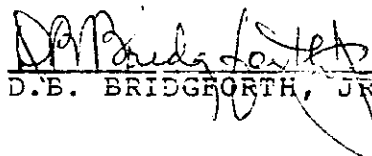
A parcel of land situated in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point, said point being in the physical centerline of Swinnea Road, 4021.54 feet - South 02 degrees 58' 48" East of and approximately 30.0 feet West of the northwest corner of Section 20; thence go North 87 degrees 52' 26" East 1345.29 feet to an iron pin; thence go South 02 degrees 07' 33" East 425.0 feet to an iron pin; thence go South 87 degrees 52' 26" West 1344.78 feet to a point in the centerline of Swinnea Road; thence go North 02 degrees 11' 45" West 425.0 feet along said centerline to the point of beginning. Said lot contains 13.12 acres, more or less. Being the same property conveyed to Grantor by Warranty Deed recorded in Book 138, Page 343, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Trustee offered the aforementioned property for sale at public outcry as set forth above, and there appeared at said sale, Ernest E. Sutherland, bidding the sum of \$217,894.30, and there appearing to be no other bids, the property was struck off to Ernest E. Sutherland.

NOW, THEREFORE, for and in consideration of the sum of Two Hundred Seventeen Thousand Eight Hundred Ninety Four and 30/100 Dollars (\$217,894.30), cash in hand paid, the receipt of which is hereby acknowledged, I, D.B. BRIDGFORTH, JR., Trustee, do hereby sell and convey unto ERNEST E. SUTHERLAND, all of the above described property situated in DeSoto County, Mississippi, conveying only such title as is vested in me as Trustee.

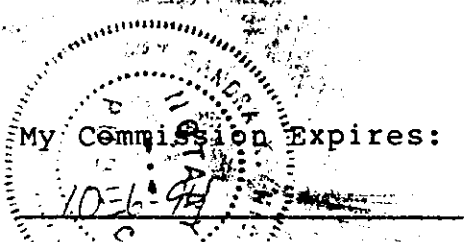
WITNESS my signature, this the 6th day of August, 1992.


D.B. BRIDGFORTH, JR., TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority at law in and for the State and County aforesaid, the within named D.B. Bridgforth, Jr., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of August, 1992.



Sandra K. Nichols
Notary Public

Grantor's Address
P.O. Box 241
Southaven, MS 38671
Phone: 601-393-4450
Business #: Same

Grantee's Address:
3057 Mon Cheri Lane
Memphis, TN 38119
Phone: 755-5008
Business #: 942-4265



DeSOTO TIMES

"Dedicated to the people and progress of DeSoto County"

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

CHERRYL FITZGERALD personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times, a

newspaper published in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached,

has been made in said paper 4 consecutive times, as follows, to-wit:

Volume No. 97 on the 15 day of July, 19 92

Volume No. 97 on the 22 day of July, 19 92

Volume No. 97 on the 29 day of July, 19 92

Volume No. 97 on the 5 day of Aug, 19 92

Volume No. _____ on the _____ day of _____, 19 _____

Cherryl Fitzgerald, Clerk
(TITLE)

Sworn to and subscribed before me, this the

5 day of August, 19 92

Lawrence M. Husley

By Notary Public

My commission expires My Commission Expires June 2, 1993

A. Single first insertion of 367 words @ .08 \$ 29.36
B. 3 subsequent insertions of 1101 words @ .05 \$ 55.05
C. Making proof of publication and deposing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 85.41

TRUSTEE'S NOTICE OF SALE

WHEREAS, on October 31, 1991, R. W. Hunter, Jr. and wife, Helen Hunter, executed a Deed of Trust to D. B. Bridgforth, Jr., Trustee for Ernest E. Sutherland, said Deed of Trust appearing of record in Real Estate Trust Deed Book 560, Page 223, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Trustee to execute the trust and sell said land in accordance with the terms of the Deed of Trust.

NOW, THEREFORE, I, D. B. Bridgforth, Trustee under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will on the 6th day of August, 1992, offer for sale at public outcry and sell, within legal hours at the East Door of the County Courthouse in Hernando, Mississippi, to the highest and best bidder for cash, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A parcel of land situated in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point, said point being in the physical centerline of Swinnea Road; 4021.54 feet South 02 degrees 58' 48" East of and approximately 30.0 feet West of the northwest corner of Section 20; thence go North 87 degrees 52' 26" East 1345.29 feet to an iron pin; thence go South 02 degrees 07' 33" East 425.0 feet to an iron pin; thence go South 87 degrees 52' 26" West 1344.78 feet to a point in the centerline of Swinnea Road; thence go North 02 degrees 11' 45" West 425.0 feet along said centerline to the point of beginning. Said lot contains 13.12 acres, more or less. Being the same property conveyed to Grantor by Warranty Deed recorded in Book 138, Page 343, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will sell and convey only such title as is vested in me as Trustee.

WITNESS my signature, this the 7th day of July, 1992.

D. B. Bridgforth, Jr., Trustee

July 15, 22, 29 and August 5, 1992